



Overflowing with historic riches, Downtown is home to more than a dozen National Register sites and more than thirty City-designated landmarks. A walking tour of Downtown offers pedestrians a tree and arbor-shaded trip through California architectural history, including prime examples of Spanish Colonial Revival, Queen Anne, California Craftsman, Beaux Arts and modernistic styles. Outside of Riverside, Downtown is perhaps best known as home of the Mission Inn, which in its century of ongoing operations has become a City icon.

The seat of both City and County government, Downtown is also home to numerous businesses and cultural institutions. Major public facilities in the Downtown include: Riverside Community College, the Riverside Convention Center, the Riverside Municipal Museum, the Central Library, City Hall, the County Administrative Center, and County, State and Federal Courts are just a few of Downtown's public treasures. The Main Street pedestrian mall, lined with interesting shops, restaurants and museums, offers café tables, fountains and trees, making it a much-used and admired outdoor space.

Like so many other great urban areas, Downtown Riverside enjoys easy access to a diverse tableau of parks and recreational resources. The leafy and lake-marked oasis of Fairmount Park transitions to the hilly and rocky slopes of Mount Rubidoux.

Unsurprisingly for an area so complexly textured, Downtown presents numerous land use and urban design opportunities. Many California downtowns experience declines in activity after the work day ends. A more vibrant Downtown Riverside can be achieved by injecting additional residential and mixed-use development into the area, bringing residents who will require additional services, catalyzing further economic development.

Another issue for Downtown is its connection with surrounding neighborhoods, particularly to the east, where the 91 Freeway abruptly forms an actual concrete barrier, as well as a psychological one. Improved connections to the Eastside, the Downtown Metrolink station, the Riverside Marketplace and the University area are seen as crucial to Downtown's ability to evolve into an even more urban and cosmopolitan locale.

Downtown's unique qualities and numerous opportunities form the focus of the award-winning 2002 Downtown Specific Plan, which lays out a twenty-year vision for Downtown to further evolve into a more richly textured, vibrant and thriving destination. The Downtown Specific Plan is the guiding document for the development and growth of Downtown over the next twenty years. The Specific Plan embraces and seeks to capitalize upon the area's urban character, enlivening

For additional information and Objectives and Policies affecting the Downtown Neighborhood see the following:

"Santa Ana River" – Introduction, LU-1, LU-2 and OS-7.

"Magnolia Avenue/Market Street" – LU-12 and CCM-3.

"University Avenue" – LU-14.

"Shared Parking on Magnolia Avenue" – CCM-13.4.

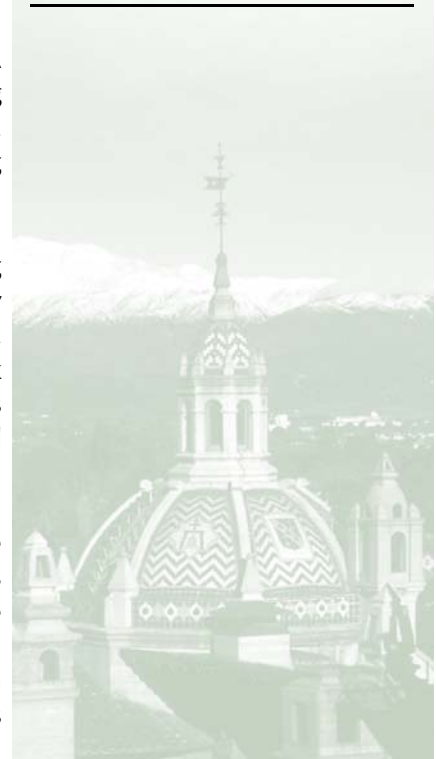
"Relationships to Nearby Airports" – LU-24²² and LU-22²³.

"Preservation of Industrial Land" – LU-23²⁴ and LU-24²⁵.

"Airports" – CCM-11.

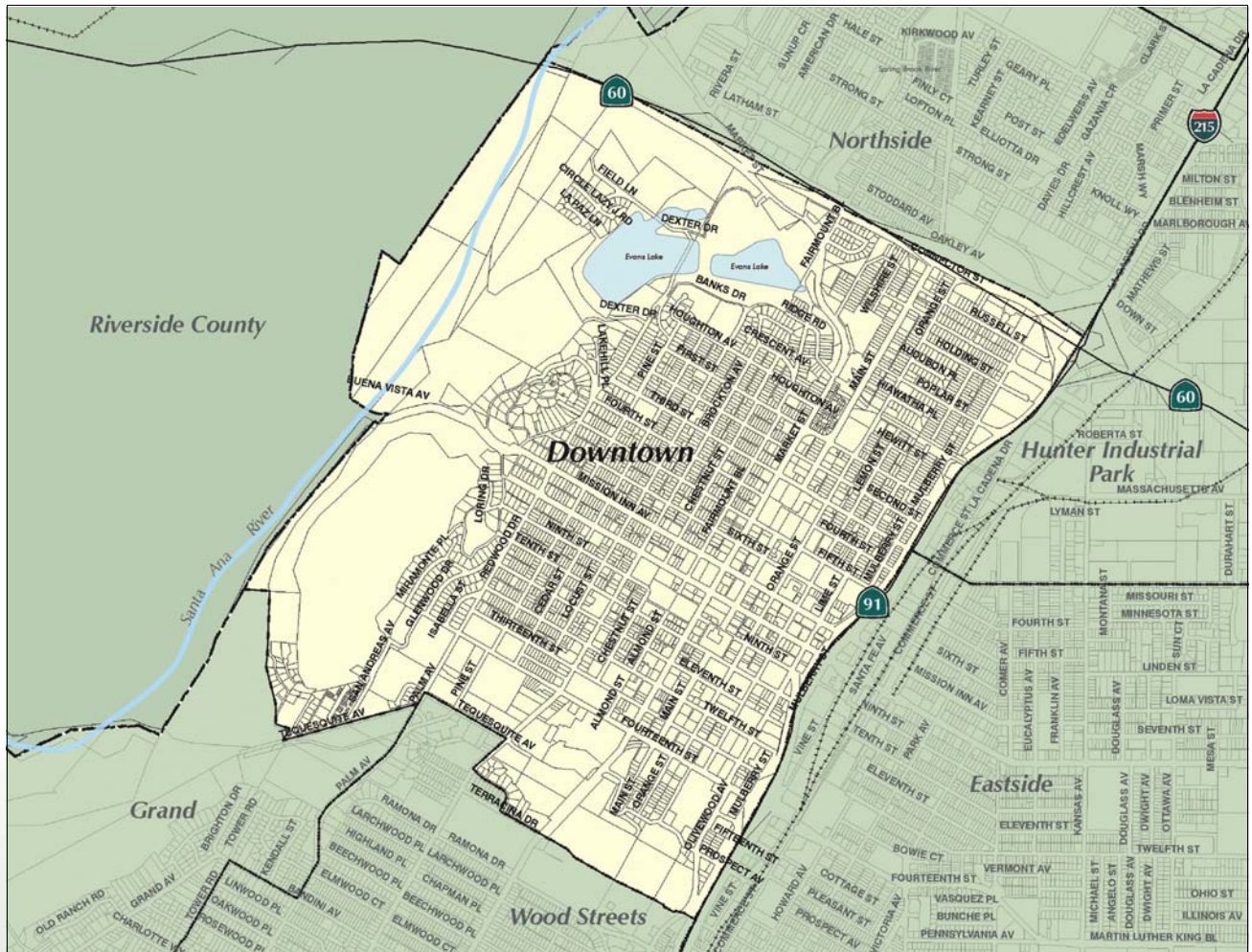
"Air Transportation" – PS-4.

"Minimizing Noise Impacts" – N-2.





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Downtown

The California Chapter of the American Planning Association honored the Downtown Specific Plan in 2003, recognizing it as the outstanding planning implementation project statewide.

Downtown with the promotion of new high-density residential, office and commercial/entertainment uses within a series of defined districts. The districts are discussed in greater detail within the Downtown Specific Plan.

As a whole, the Downtown Specific Plan seeks to bring Downtown to its full potential as an area that is active and lively not just on weekdays, but also during evenings and weekends. New residential and mixed-use development prescribed by the Specific Plan will inject Downtown with a constant energy. Much of Downtown is in a redevelopment area (as shown in Figure LU-67, Redevelopment Areas); redevelopment authority will be a key tool in helping to implement the objectives and policies of this General Plan as well as the goals and policies of the Downtown Specific Plan.



The objectives and policies listed below are specific to the Downtown Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-4547: Make Downtown Riverside a regional employment, governmental, arts and entertainment center with unique and interrelated districts offering a wide range of opportunities for residential lifestyles, work environments, shopping, entertainment, learning, culture and the arts.

Policy LU-4547.1: Recognize and build upon the unique characteristics and interrelationships of Downtown's districts, as identified in the Downtown Specific Plan.

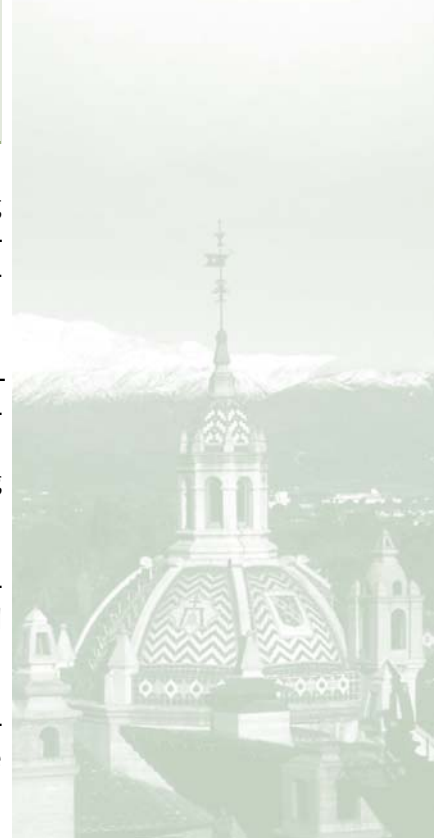
Objective LU-4648: Strengthen the identity and character of Downtown using the existing historic and architectural urban character of the community, while allowing for new structures that are architecturally compatible with and complementary to the existing architectural and historic fabric.

Policy LU-4648.1: Encourage mixed-use development with a strong residential presence, including both new construction and the conversion of upstairs spaces in existing buildings.

Policy LU-4648.2: Enhance effective pedestrian and vehicular connections between Downtown and the Riverside Marketplace through improved linkages under the 91 Freeway that are enhanced with public art, lighting and/or landscaping.

Policy LU-4648.3: Create a sense of arrival at key Downtown gateways, reinforcing the City's natural, cultural and historic characteristics.

Policy LU-4648.4: Encourage appropriate public art to further establish a sense of place, history and pride within the community





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Policy LU-4648.5: Encourage housing beyond the traditional residential neighborhoods as a means of making Downtown a twenty-four hour neighborhood.

Policy LU-4648.6: Provide a variety of housing options, including medium- and high-density apartments and condominiums, live/work loft space and mixed-use buildings with significant residential components.

Policy LU-4648.7: Provide incentives for home ownership in Downtown.

Objective LU-4749: Preserve and enhance Downtown's single-family neighborhoods.

Policy LU-4749.1: Provide incentives for the conversion of single-family residential structures that have been converted into multiple dwelling units back into single-family uses.

EASTSIDE

For additional information and Objectives and Policies affecting the Eastside Neighborhood see the following:

"Arroyos" – LU-5.

"University Avenue" – LU-14.

"Preservation of Industrial Land" – LU-2324 and LU-2425.

Like Casa Blanca, the early development of the Eastside Neighborhood was related to the provision of housing for workers in Riverside's booming citrus industry. While the relative importance of citrus declined over the years, the Eastside remained home to much of the City's workforce, including many African-American and Mexican-American families. Many contemporary Eastsiders are direct descendants of these early settlers.

The Eastside features some important historic landmarks. North Park, at Seventh and Vine Streets, was the site of the home of John W. North, the organizer of Riverside's first cooperative development. Not far away, the Union Pacific Depot, built in 1904, is said to have served as a model for other train stations across the west. In addition to these major sites and facilities, the Eastside also contains a host of historic housing stock, reflecting the community's earliest days.

Reflective of its early development, Eastside remains largely residential, with densities ranging from low- to medium-high intensity, mostly set back from University Avenue, the neighborhood's main thoroughfare. Three prominent planning documents have been drafted in efforts to improve the Eastside: the 1974 Eastside Community Plan (which covers most of the neighborhood), the 2002 Marketplace Specific Plan, which addresses the Riverside Marketplace Area, which comprises the

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western edge of the Eastside Neighborhood, and the 1993 University Avenue Specific Plan, which addresses the development of the Avenue.

The Eastside Community Plan was primarily intended as a means of improving and protecting the quality of life for residents of the Eastside neighborhood at large. Goals and policies from the 1974 Community Plan are reflected in the objectives and policies below, in citywide land use and circulation objectives and policies, and in the Implementation Program for the General Plan.



Eastside

The Marketplace Specific Plan is focused on improvements to this burgeoning regional commercial and entertainment district that is closely tied to Downtown Riverside. The University Avenue Specific Plan, which spans the entire length of the University Avenue corridor between Downtown and UC Riverside, proposes land uses and street





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improvements for this key thoroughfare of both the Eastside neighborhood and the City as a whole.

In the past, many Eastsiders have said their neighborhood has been overshadowed by districts on either side - bustling Downtown to the west and the University of California area to the east. Eastsiders have expressed a sense of disengagement from decisions affecting the City and their neighborhood. In partial response to this concern, the first tenet of the 1974 Eastside Community Plan stated the need for planning and development in the area to be reflective of Eastside residents' desires. One of the most frequently heard concerns of Eastside residents is housing upkeep and maintenance.

Since then, the City and Eastside residents have collaborated on a series of programs to improve the neighborhood with improved communication between Eastside residents and City officials. In particular, the City has responded to calls to revitalize University Avenue by planning for low-density mixed-use development along the length of the corridor and by establishing a redevelopment plan to inject investment. The Office of Neighborhoods has also initiated neighborhood empowerment and asset mapping programs in the Eastside.

The University Avenue Specific Plan encompasses the length of the corridor from the University of California west to the 91 Freeway. This Specific Plan will be updated to reflect this General Plan Update.

The University Avenue corridor connects Downtown and the Riverside Marketplace with UCR. In 1993 the City created the University Avenue Specific Plan to help revitalization of the Avenue. This portion of University Avenue has struggled to develop in a coherent or coordinated way. Rather than a destination in its own right, University Avenue has too often been viewed as a mere conduit between its neighbors to the west and east. In an effort to better revitalize both the University Avenue Corridor and the Eastside as a whole, this General Plan sets forth mixed-use zoning designations for much of the University Avenue Corridor. New forms of housing are seen as essential to attracting development that has the potential to catalyze greater revitalization within the neighborhood, including improved commercial centers, town-gown retail and office development and other related uses. The University Avenue Specific Plan will be revised to reflect the changes suggested in this General Plan and to better reflect neighborhood desires and concerns.

The City has also invested planning and development in the Riverside Marketplace, at the west end of the Eastside. Set somewhat apart from the Eastside's residential areas, the Riverside Marketplace is a major office, shopping and entertainment center that serves local residents and a wider geographic area. Adjacent to both Downtown and the Downtown Metrolink Station, the City sees strong potential for mixed-use and higher-density residential development within the Marketplace area. To capitalize on this area's potential while simulta-



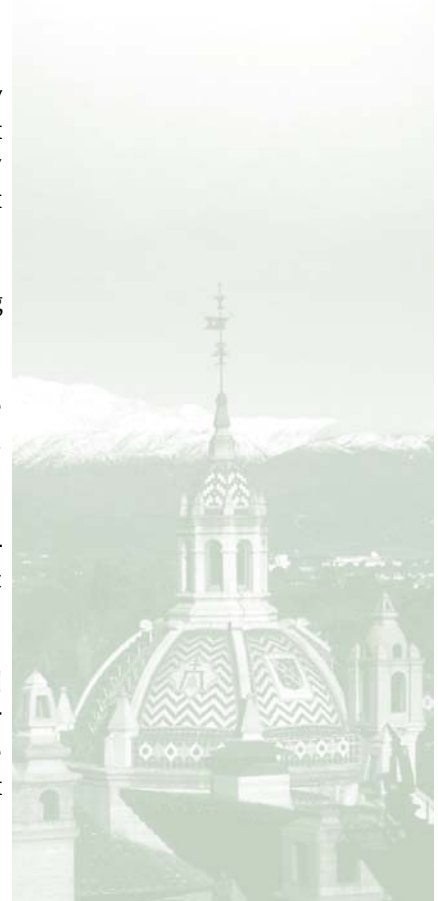


neously providing sensitive transitions to the Eastside Neighborhood, the City adopted a Specific Plan for the Riverside Marketplace, calling for increased mixed use in the vicinity of Metrolink and greater pedestrian orientation to selected streets.

The objectives and policies listed below are specific to the Eastside Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-4850: Reinitalize the Eastside's residential and commercial neighborhoods consistent with the environmental and social objectives and needs and desires of its residents and complementary to the growth and change of adjacent neighborhoods.

- Policy LU-4850.1: Allow for mixed-use development at an appropriate scale and intensity to catalyze and encourage further improvement to the entire Eastside neighborhood.
- Policy LU-4850.2: Discourage stand alone, large-scale multiple family dwelling units, instead favoring development complementary to the existing neighborhood. Any subsidized housing should be dispersed throughout the community.
- Policy LU-4850.3: Involve Eastside residents in all decisions regarding matters that affect them.
- Policy LU-4850.4: Capitalize upon opportunities sites within the Riverside Marketplace to create a transit-oriented, mixed-use development.
- Policy LU-4850.5: Complete revisions to and implement the recommendations of the Riverside Marketplace Specific Plan.
- Policy LU-4850.6: Assist in the promotion of support services for all residents in the Eastside Community with particular emphasis on the needs of senior citizens, the disadvantaged, children and residents whose first language is not English.





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Policy LU-4850.7: Support and encourage the redevelopment of the University Avenue corridor with mixed use development.

Objective LU-4951: Create adequate employment opportunities for residents in the Eastside area.

Policy LU-4951.1: Support programs to help Eastside residents achieve an income adequate to meet basic needs.

Policy LU-4951.2: Encourage industrial and commercial firms in Riverside (especially those in the Eastside and Riverside Marketplaces areas) to hire Eastside residents.

Policy LU-4951.3: Assist in the elimination of the chronic underemployment which exists in the Eastside area.

Policy LU-4951.4: Assist in the promotion of support services for all residents in the Eastside Community, with particular emphasis on the needs of senior citizens, the disadvantaged, children and residents whose first language is not English.

GRAND

Although adjacent to Downtown, parts of the Grand neighborhood have a much more suburban and sometimes rural feel. The neighborhood features a wide variety of terrain; the City's core grid of streets extends over the neighborhood's flatter portions, while rolling hills slope up and then back down to touch the Santa Ana River.

The neighborhood largely contains residential, park and open space areas. Its eastern end continues in the flavor of the Wood Streets neighborhood, with residential development on broad, grid-patterned streets lined with mature trees. Grand's central and western portions are hilly and feature more irregular street layouts and reflect late twentieth century subdivision patterns. The neighborhood also includes the currently vacant Tequesquite Park, north of which lies the Santa Ana River and the City's northern boundary. The County's Anza Narrows Park is adjacent to the Grand Neighborhood. The neighborhood's commercial uses are primarily concentrated along Jurupa Avenue.





While the neighborhood's residential areas are essentially fully developed, Grand features some large vacant tracts near the Santa Ana River that have the potential to serve as important pieces of the City's open space network. One large area, known as the "Tequesquite parcel," is owned by the City and over the years has been considered for a variety of uses, including a park or other form of open space.

The objectives and policies listed below are specific to the Grand Neighborhood. In addition, the Citywide objectives and policies in the Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-5052: Establish improved connections and public access between the Grand neighborhood and the Santa Ana River.

Policy LU-5052.1: Utilize a portion of the City owned "Tequesquite parcel" for public open space with river connections as appropriate.

HAWARDEN HILLS

Named after a town in North Wales, Hawarden Hills is known mostly for its natural beauty and many reminders of the City's robust citricultural heritage. The neighborhood has several historic homes that reflect the City's early development as a citricultural cooperative development. Hawarden Drive, a winding, tree-lined street reminiscent in places of Victoria Avenue, is the neighborhood's main thoroughfare; the most significant visual feature is the Hawarden Hills Ridgeline. The neighborhood also includes significant portions of both the Alessandro Arroyo and Gage Canal.

Low-density single-family residential development is by far the most significant land use. The neighborhood contains neither commercial areas nor any significant public facilities. The special character of Hawarden Hills was acknowledged in a 1977 specific plan for the neighborhood, but many of the provisions of the plan were superceded by stronger, more protective measures passed by Riverside voters in the form of Proposition R and Measures C. The measures protect the Hawarden Hills ridgeline from development and enact more stringent development controls elsewhere to protect the neighborhood's other natural features. As a result, the Specific Plan is at least partially outdated and invalid. There are some policies contained in the Specific Plan, however, which remain valid and important to the protection of this unique area. These objectives and policies have been retained as part of the Neighborhood plan and are listed below.

For additional information and Objectives and Policies affecting the Grand Neighborhood see the following:

"Santa Ana River" – Introduction, LU-1, LU-2 and OS-7.

"Relationships to Nearby Airports" – LU-2122 and LU-2223.

"Preservation of Industrial Land" – LU-2324 and LU-2425.

"Airports" – CCM-11.

"Air Transportation" – PS-4.

"Minimizing Noise Impacts" – N-2.

For additional information and Objectives and Policies affecting the Hawarden Hills Neighborhood see the following:

"Hillsides" – LU-3 and LU-4.

"Arroyos" – LU-5.

"Victoria Avenue" – LU-13, CCM-2.14 and CCM-4.3.

"Relationships to Nearby Airports" – LU-2122 and LU-2223.

"Airports" – CCM-11.

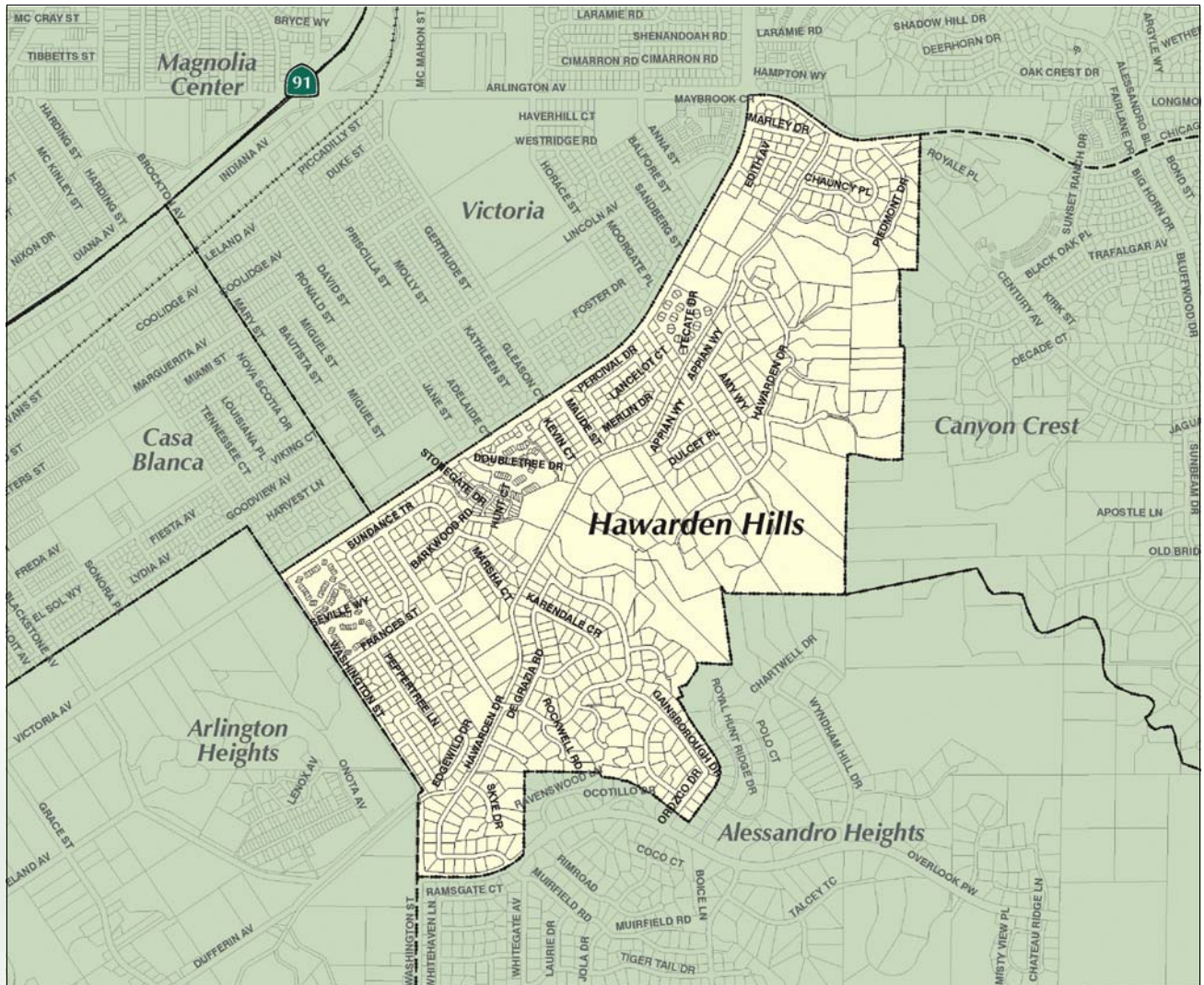
"Air Transportation" – PS-4.

"Minimizing Noise Impacts" – N-3.

"Rescind Hawarden Hills Specific Plan" – LU-2830.11.



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Hawarden Hills

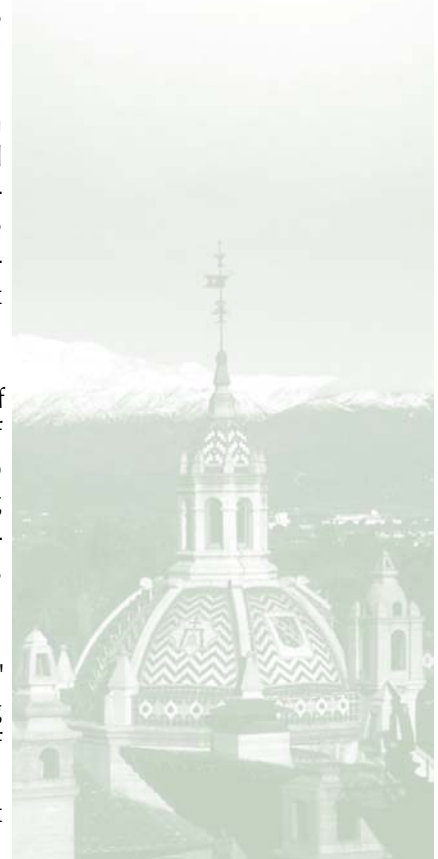


The objectives and policies listed below are specific to the Hawarden Hills Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.



Objective LU-5153: To preserve the unique environmental, cultural and aesthetic character of Hawarden Drive Special Design Area, generally located between Anna Street and the Alessandro Arroyo, including the Hawarden Hills and its ridgeline.

- Policy LU-5153.1: The minimum lot size in the Special Design Area shall be two acres, with all lots adjacent to Hawarden Drive developed fronting onto Hawarden Drive with a minimum fifty-foot front yard setback.
- Policy LU-5153.2: As development occurs, Hawarden Drive Special Design Area shall receive minimum improvements to include street trees, asphaltic berm curbing, decorative street lights and curve markings to the specifications of the City Traffic Engineer. Full dedication of right-of-way to 66-feet shall be required, but pavement widening shall occur only to the extent required for curbing. The treatment of Horace Street from Gage Canal to Hawarden Drive shall complement that of Hawarden Drive.
- Policy LU-5153.3: As development occurs, the section of Hawarden Drive from Arlington Avenue to Anna Street shall receive full right-of-way dedication for a 66-foot-wide local street, but shall be widened only to the extent allowed by existing street trees. Improvements shall include street trees, decorative street lights and asphaltic berm curbing.
- Policy LU-5153.4: The City shall encourage the maximum retention of existing street trees along the entire length of Hawarden Drive and shall require developers to supplement these trees with a parkway landscaping theme emphasizing citrus and palm trees to maintain continuity with the area's historical citrus orientation.
- Policy LU-5153.5: The Public Works and Public Utilities Departments' staffs shall confer with the Planning and Building Department staff regarding the aesthetic design of any public improvements proposed for Hawarden Drive or for any of the local streets which intersect it.





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Objective LU-5254: Preserve the low-density, hillside character of the Hawarden Hills neighborhood.

Policy LU-5254.1: Adhere to density limits set forth in Proposition R and Measure C.

Policy LU-5254.2: Minimize the visual impact of new development, particularly along ridgelines or on hillsides.

Policy LU-5254.3: Structures shall be sited below the Hawarden Hills Ridgeline and the hillside grading provisions of the City's Grading Code (Title 17), the provisions of Proposition R and Measure C and the RC Zone shall be strictly enforced.

HUNTER INDUSTRIAL PARK

For additional information and Objectives and Policies affecting the Hunter Industrial Park Neighborhood see the following:

"Arroyos" – LU-5.

"Preservation of Industrial Land" – LU-2324 and LU-2425.

Located near some of Southern California's busiest freeways and key rail lines and a short distance from burgeoning academic and scientific research at the University of California, Riverside, the Hunter Industrial Park area is ideally suited for business park and industrial uses. The thirteen-hundred-acre industrial park is in the City's northeast corner, situated between SR-60 and I-215, the Box Springs Mountain Regional Park and Springbrook Wash. Hunter Industrial Park is currently developing as a major employment center for the City.

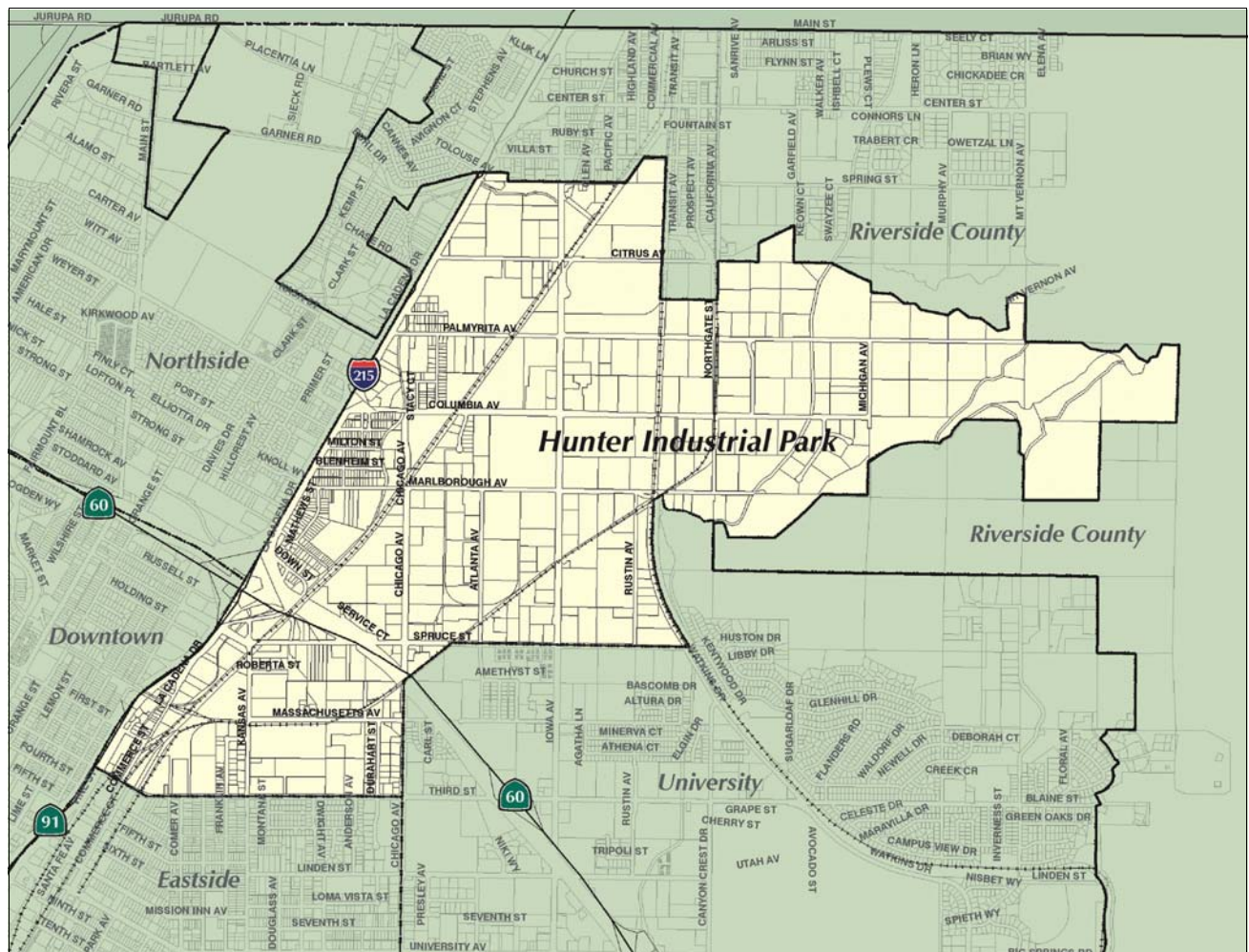
A number of buildings developed in this area were dedicated to warehousing and storage uses, attracted by relatively low-cost land. Such buildings produce jobs in relatively low numbers to their size, typically less than one job per one thousand square feet. Riverside's vision of the future recognizes that the City has a limited supply of industrial land. For the City to be able to increase the number of jobs within Riverside, careful and coordinated use of industrial land is essential. Industrial land should be reserved primarily for clean businesses that produce significant numbers of high paying jobs that can employ Riversiders who currently commute west to Orange County and elsewhere for employment. As such, the overriding objective for Hunter Industrial Park is push the Park to evolve toward becoming a more significant employment center featuring clean industries, including high-technology and bio-technology, capitalizing upon the talent of the innovative researchers at UCR and Riverside's considerable pool of highly trained residents, many of whom must leave the City to find high-paying employment.



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The 1988 Hunter Business Park Specific Plan recognized many of the area's challenges and opportunities and has been amended several times to be more consistent with the City's broader economic goals. The City and Riverside County joined to adopt a redevelopment plan for the Highgrove area, encompassing nearly all of the Hunter Business Park area, as well as lands in Riverside County on the Park's periphery. The key purpose of this redevelopment program is to grow Hunter Business Park into a more mature and evolved economic engine for both the City of Riverside and the surrounding vicinity.



Hunter Industrial Park

While the area is overwhelmingly dedicated to business and industrial uses, a few areas within the Hunter Industrial Park neighborhood have different uses. Hunter Park, located on Iowa Avenue, provides recreational opportunities and a popular mini-train encircling the park. Residential uses dot the edges of the neighborhood, particularly near the 60/91/215 freeway interchange and the southern boundary near





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the University neighborhood. An important objective of this Plan is to preserve and protect this intact residential neighborhood.

Further, a portion of the Hunter Business Park neighborhood extends south across the SR-60/I-215 Freeway, north of the Riverside Marketplace. Previously designated for industrial use, this General Plan redesignates the area for Business/Office Park use to be more in scale with the Marketplace, as well to have greater job-generation potential, critical to the nearby Eastside neighborhood and the City as a whole.

The objectives and policies listed below are specific to the Hunter Industrial Park Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-5355: Make Hunter Industrial Park into a major employment center by creating a high quality business park environment that will attract private sector investment and encourage partnerships with regional educational institutions.

Policy LU-5355.1: Recognize different development standards for technology park development, emphasizing high-tech infrastructure and the potential for flexible re-use of buildings.

Objective LU-5456: Enhance Hunter Business Park's competitive position in the region.

Policy LU-5456.1: Continue to implement the policies of the Hunter Business Park Specific Plan and the improvements scheduled for the Highgrove Redevelopment Area.

Policy LU-5456.2: Seek opportunities to annex additional land to the Hunter Business Park, both inside and outside City boundaries, that will provide expanded opportunities for office and industrial development.

Policy LU-5456.3: Market and emphasize Hunter Business Park's unique features, including Box Springs Mountain Regional Park, Hunter Park, Springbrook Wash and vistas of the City.





Policy LU-5456.4: Recognize Riverside's limited supply of industrial land and give preference to clean industries that create a relatively high number of jobs per square foot.

Objective LU-5557: Protect the existing, planned single family residential neighborhood within the Hunter Business Park.

Policy LU-5557.1: Avoid industrial rezoning or encroachment of Hunter Business Park's planned and existing single family residential neighborhood, generally located westerly of La Cadena Drive, southerly of Columbia Avenue, easterly of Riverside Canal and northerly of the I-215.

LA SIERRA

Stretching between the City's western edge and the Arlington area, La Sierra is a large and complex neighborhood that forms the western gateway to the City. Although the neighborhood was not annexed to the City of Riverside until 1964, urban development of the La Sierra area began in earnest in the 1910s and 1920s, sparked by the establishment of a school by the Pacific Union Conference of the Seventh Day Adventist Church (now the site of La Sierra University). La Sierra University is a private, four-year university offering undergraduate and graduate programs in arts and sciences, business and management, religion and pre-professional education. La Sierra's one-hundred-acre campus includes extensive grounds featuring an arboretum, a major library, museums, an observatory and numerous other facilities. As of 2004, the University's enrollment numbered nearly two thousand students, about forty-three percent of whom dwelled in campus-owned housing. La Sierra University projects a maximum future enrollment of approximately twenty-one hundred students. With its relatively large numbers of students and faculty, La Sierra University will be of great importance to the La Sierra neighborhood throughout the planning period.

Along with La Sierra University, other major features like the Galleria at Tyler, Kaiser Hospital and the Five Points area give the neighborhood a city-within-the-city feel.

The diversity of La Sierra also includes significant industrial areas, particularly along the 91 Freeway, as well as abundant and diverse residential neighborhoods. La Sierra's residential districts range in intensity from almost rural on the neighborhood's western hillsides to

Additional information about La Sierra University can be found in the Education Element.

For additional information and Objectives and Policies affecting the La Sierra Neighborhood see the following:

"Hillsides" – LU-3 and LU-4.

"Magnolia Avenue/Market Street" – LU-12 and CCM-3.

"Shared Parking on Magnolia Avenue" – CCM-13.4.

"Riverwalk Parkway" – LU-16.

"La Sierra Avenue" – LU-19.

"Preservation of Industrial Land" – LU-23.24 and LU-24.25



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medium-high density along Magnolia Avenue and near La Sierra University. Much of the neighborhood's popularity for residential development can be attributed to La Sierra's western location and access to both the SR-91 freeway and the Metrolink station. La Sierra is a popular neighborhood among Riversiders who hold jobs in Orange or Los Angeles Counties. During the late 1990s and early 2000s, Riverwalk, a major planned community, brought more than one thousand new single- and multi-family homes to the neighborhood, in addition to a major new street: Riverwalk Parkway. In addition to being home to so many different land uses, La Sierra plays an important role as the City's major western gateway. Like any gateway, La Sierra needs to act as both an entry point to Riverside and as an edge to distinguish it from adjacent communities. Objectives and policies relative to City gateways, discussed in the Citywide Objectives and Policies section of this Element, must be taken into consideration for this neighborhood.

With such a diverse geography, complex palette of land uses and location at the City's western gateway, the La Sierra neighborhood has many planning issues to be addressed, including preservation of the neighborhood's hillside land, using mixed-use development to revitalize the western end of Magnolia Avenue and injecting the Five Points area with new vibrancy. The La Sierra neighborhood has the potential to grow into a major employment center. Industrial and office land uses along the freeway corridor, particularly in the vicinity of the Kaiser Hospital, are seen to have the potential to accommodate significant job growth in an area that has strong transportation connections to points west.

Over the years, some specialized plans have been designed to improve conditions in the La Sierra Neighborhood. The Arlanza/La Sierra Community Plan, adopted by the City in 1978, contains a number of goals and policies intended to address the range of different land uses and lifestyles in this area - an area which today comprises five City neighborhoods (Arlanza, La Sierra, La Sierra Acres, La Sierra Hills and La Sierra South). With respect to the contemporary La Sierra neighborhood, the 1978 Community Plan sought to improve the overall quality of life while balancing the sometimes competing needs of semi-rural, suburban and urban areas. Goals and policies from the 1978 Community Plan are reflected in the objectives and policies below, in Citywide land use and circulation objectives and policies, and in the Implementation Program for the General Plan.

The La Sierra University Specific Plan, adopted by the City in 1997, was intended to address development in and near the vicinity of the school's campus and included much of the Riverwalk development. The Specific Plan called for a variety of uses, with residential densities ranging from three to fifteen dwelling units per acre, plus significant



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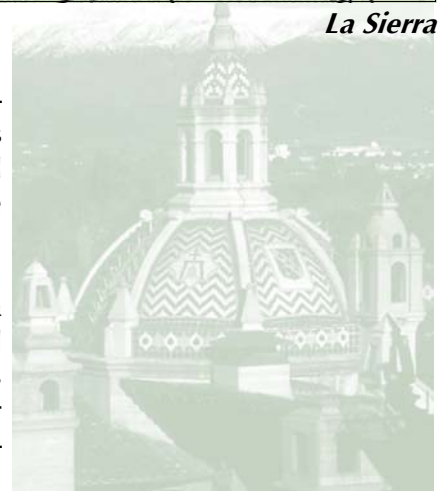
commercial, business park and mixed-use areas. This General Plan builds on the Specific Plan by calling for expanded mixed-use areas near Pierce Street and the northern end of Riverwalk Parkway.



La Sierra

La Sierra includes the Five Points area, where nearly all of the neighborhood's commercial land uses are concentrated. To unify the Five Points area and complement the La Sierra University Specific Plan, additional mixed-use development will be accommodated to help the area realize new commercial and entertainment uses.

The Rancho La Sierra Specific Plan, predominately located in the La Sierra Acres Neighborhood, also includes land in this Neighborhood and the La Sierra Hills Neighborhood. To reflect this Specific Plan's boundaries a General Plan Overlay Designation has been created. For more information on this Specific Plan see the La Sierra Acres Neighborhood.





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The objectives and policies listed below are specific to the La Sierra Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-5658: Enhance the role of La Sierra as a major employment center in the City, with complementary residential and mixed-use development.

Policy LU-5658.1: Encourage pedestrian-oriented retail, restaurant, entertainment and service uses in the Five Points area to create a local activity node for the La Sierra neighborhood.

Policy LU-5658.2: Promote and market development by increasing commercial and industrial uses in the southwest end of the La Sierra neighborhood to create a signature gateway employment center.

Policy LU-5658.3: Provide opportunities for transit-oriented, mixed-use projects providing medical support office/employment, restaurants and high-density residential near Kaiser Permanente. Emphasize ownership housing, as feasible, in this area.

Policy LU-5658.4: Provide enhanced vehicle, bicycle and pedestrian connections across the 91 Freeway to the La Sierra Metrolink Station.

Policy LU-5658.5: Recognize the potential of La Sierra's industrial lands to grow into a significant business park environment.

Policy LU-5658.6: Allow for increased residential and commercial densities to bring more people to the neighborhood, support transit and complement the scale of the Kaiser facility.

Policy LU-5658.7: Support and encourage the redevelopment of the Magnolia Avenue corridor with mixed use development.





Objective LU-5759: Maintain and enhance the quality of life in the La Sierra neighborhood.

Policy LU-5759.1: Preserve La Sierra's hillside areas in the natural state as much as possible, consistent with Proposition R and Measure C.

Policy LU-5759.2: Engage in ongoing cooperative planning efforts with La Sierra University to ensure appropriate transitions between educational and residential uses as well as to create viable "town and gown" developments.

Objective LU-5860: Reinforce the role of the Galleria at Tyler and its surrounding area as the premier retailing destination in the City and region.

Policy LU-5860.1: Maintain market strength of the Galleria at Tyler while expanding local and regional retail uses throughout the area, through appropriate land use designations and zoning.

Objective LU-5961: Enhance the economic vitality of the neighborhood and rejuvenate older commercial centers.

Policy LU-5961.1: Encourage creative mixed-use development within Five Points.

LA SIERRA ACRES

Neither suburban nor entirely rural, La Sierra Acres has a distinctly different feel. The neighborhood contains many large-lot properties, many of which have enough space for horse-keeping and affords a rural lifestyle. Land use policy supports maintaining this semi-rural character.

The far north of the neighborhood slopes up to the La Sierra Hills, the City's northern border and then down to the Santa Ana River basin. This area, known as Rancho La Sierra or the River Ranch, was specifically mentioned in Measure C, passed by Riverside voters in 1987. Measure C directed the City to prepare and adopt a specific plan for this area. Measure C further stipulated that any new housing units in the La Sierra lands, shall be clustered in a manner "to protect the river

For additional information and Objectives and Policies affecting the La Sierra Acres Neighborhood see the following:

"Santa Ana River" – Introduction, LU-1, LU-2 and OS-7.

"Riverwalk Parkway" – LU-16.

"La Sierra Avenue" – LU-19.

"Relationship to Nearby Airports" – LU-21²² and LU-22²³.

"Airports" – CCM-11.

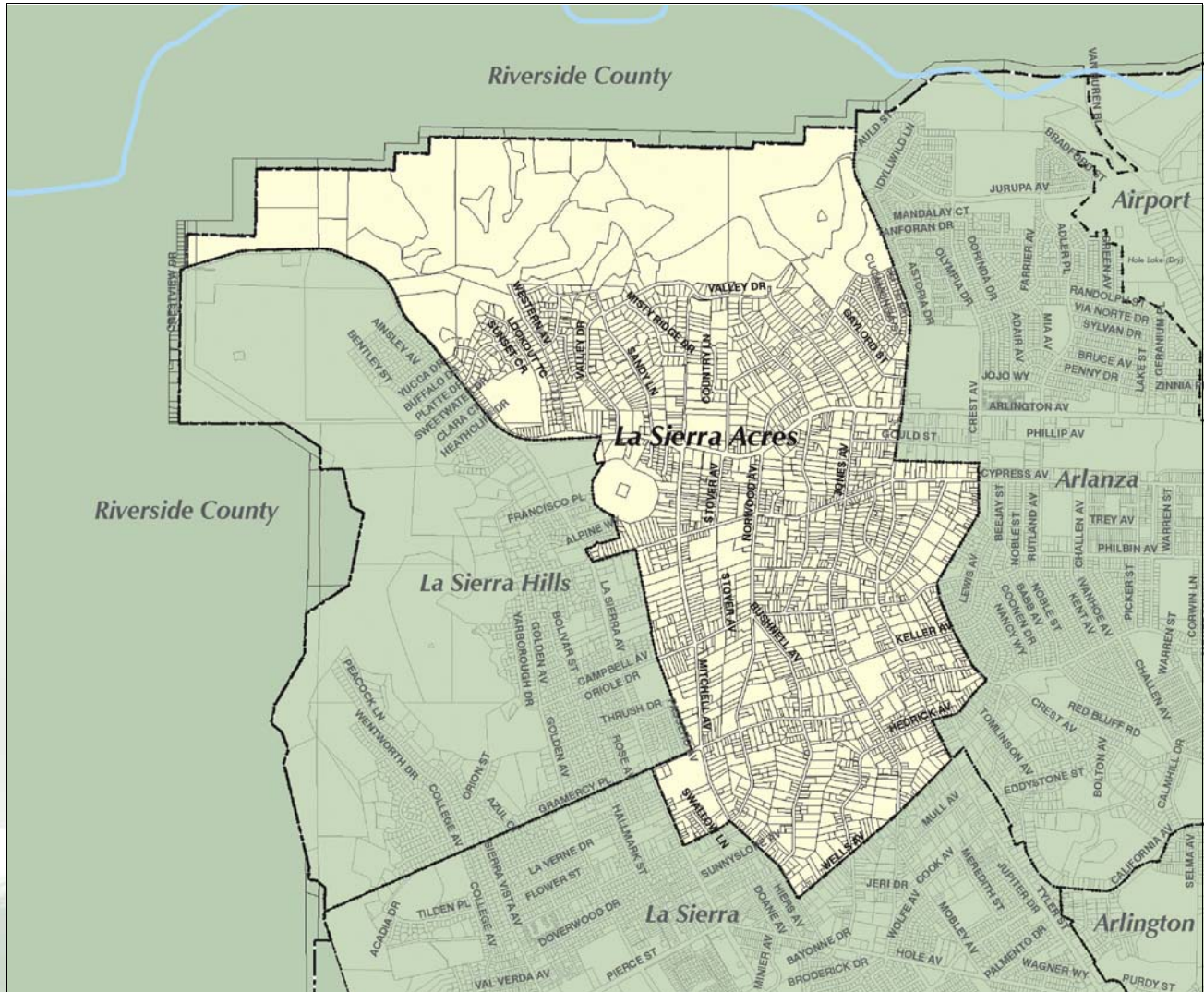
"Air Transportation" – PS-4.

"Minimizing Noise Impacts" – N-2.



LAND USE AND URBAN DESIGN ELEMENT

bottom wildlife refuge, the agricultural land along the river bluffs and the open-space character of the area." Indeed, clustered development is a potentially useful means by which the natural and open space character of land can be essentially retained while allowing for sensitively developed residential uses.



La Sierra Acres



Over the years, some specialized plans have been designed to improve conditions in the La Sierra Acres Neighborhood. The Arlanza/La Sierra Community Plan, adopted by the City in 1978, contains a number of goals and policies intended to address the range of different land uses and lifestyles in this area - an area which today comprises five City neighborhoods (Arlanza, La Sierra, La Sierra Acres, La Sierra Hills and La Sierra South). With respect to the contemporary La Sierra Acres



neighborhood, the 1978 Community Plan sought to improve the overall quality of life while preserving the semi-rural, animal-keeping character that is a signature of the neighborhood. Goals and policies from the 1978 Community Plan are reflected in the objectives and policies below, in Citywide land use and circulation objectives and policies, and in the Implementation Program for the General Plan.

The Rancho La Sierra Specific Plan was adopted in 1996, with subsequent amendments to refine policy directives and expand the planning area. The Rancho La Sierra Specific Plan, predominately located in this Neighborhood, also includes land in the La Sierra and La Sierra Hills Neighborhoods. To reflect this Specific Plan's boundaries a General Plan Overlay Designation has been created to include the approximately 605 acre River Ranch property, the approximately 45 acre Diaz property and the La Sierra Hills (Land Use Policy Map LU-910). Any development in this area must be consistent with this General Plan and Measure C. Consistent with City open space preservation objectives, particularly as set forth in Proposition R and Measure C, the City will pursue innovative approaches to balancing housing needs with other goals. Such approaches may include open space easements, cluster developments and other similar mechanisms.

The objectives and policies listed below are specific to the La Sierra Acres Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-6062: Enhance the quality of life by providing continued opportunities for a quality semi-rural lifestyle which includes animal husbandry.

- Policy LU-6062.1: Retain semi-rural general plan and zoning designations for this area.
- Policy LU-6062.2: Support and encourage animal-keeping in designated areas.
- Policy LU-6062.3: Encourage the proper development of areas changing from rural to semi-rural.
- Policy LU-6062.4: Encourage the further development or redevelopment of blocks as a whole, rather than on a piecemeal basis.





LAND USE AND URBAN DESIGN ELEMENT

Objective LU-6163: Support the development of the Rancho La Sierra River Ranch property consistent with Proposition R and Measure C requirements and with maximum sensitivity to its unique

Policy LU-6163.1: Ensure quality and appropriate development of the Rancho La Sierra property as a functionally integrated unit through a specific plan which delineates equestrian trails, provides for equestrian use, and provides distinctive parkway areas, a trail system and rural architectural design standards for all structures.

Policy LU-6163.2: Ensure that any Specific Plan for the Rancho La Sierra area encourages planned residential development that clusters dwelling units in less sensitive areas in order to preserve more sensitive hillsides, arroyos and other natural features.

Policy LU-6163.3: Ensure that any Specific Plan for the Rancho La Sierra area provides adequate open space linkages, such as trails and easements, to provide access to the Santa Ana River Regional Park from portions of the neighborhood south of the ridgeline.

Policy LU-6163.4: Maintain the ridgelines in natural states to the maximum feasible extent; minimize the number of streets crossing the ridgeline.

Policy LU-6163.5: ~~Implement the~~ The Rancho La Sierra Specific Plan ~~clusters residential units permitted on the Norco Hills pursuant to Proposition R and Measure C on the River Ranch and Diaz properties with the following criteria:~~

- Housing shall be clustered to protect the riverbottom wildlife refuge, the agricultural lands along the river bluffs and the open-space character of the areas;
- ~~The Norco Hills area, as designated in the General Plan Overlay Designation, shall be dedicated and deed restricted as permanent open space;~~
- Portions of the River Ranch and Diaz properties shall be preserved as open space;

